



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:26:54  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660080946 <b>Parcel ID</b> 21N15E-32-1-00000-000-0000 <b>Cadastral ID</b> 32-21-15-00810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 280527 CHESHEWALLA, SANDRA K & SCHEREE TYNER DAVIS  24352 S 4090 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24352 S 4090 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.029 - Acres <b>Sec/Twn/Rng</b> 32 / 21 / 15 / 1 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25758898 -95.72368937 TR IN SE SE NE BEG 216'N OF SE/C OF SE SE NE; TH W 200'; TH N 200' TH E 200'; TH S 200' TO POB & S 200' N 444' W 460' SE/4 SE/4 NE/4																																																																																																																									
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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable	3.11							
Non-Ag Acres	2.9706							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	129,399.00 x .49 = 62,842							
Factor Value				\\tsclient\C\Users\rln\Pictures\2018-10-30\IMG_0039.JPG 10/31/2018				
Adjustments	1.0000			<b>GRM Approach</b>				
Lot Value	62,842			GRM Code				
<b>Residential Data</b>				Gross Rent 0.00				
Type				Indicated Value				
Condition	-			<b>Multiple Regression</b>				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				<b>Direct Comparables</b>				
Base/Total Area /				Selection Model 1 Res				
Style				Adjustment Model A2 AO Test				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				<b>Value Reconciliation</b>				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value 62,842				
Garage Type				Indicated Value 62,842 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements				
<b>Cost Approach</b>				Total Value 62,842 0.00 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 62,842					
Total Area	x	Indicated Value	= 62,842					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

**Valuation Summary**      **Modifier Total**      **RCN**      **Depr (100% Phys/ % Func)**      **RCNLD**  
 Base Cost (4.68 x )



	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

**Valuation Summary**      **Modifier Total**      **RCN**      **Depr (100% Phys/ % Func)**      **RCNLD**  
 Base Cost (4.68 x )



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 66 x 28
Condition	3 - Average
Quality	4.2 - Good
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,848 / 1,848
Style	100% Double Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0705\IMG\_0038. 7/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	73.30	Total Misc Impr	+ 0				
Roofing Adj	+ 3.61	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 163,733				
Heat/Cool Adj	+ 0.00	Depreciation ( 60%)	- 98,240				
Plumbing Adj	+ 11.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 65,493				
Adj Base Cost	= 88.60	Lot Value	+ 0				
Total Area	x 1,848	Indicated Value	= 65,493				
Adjusted Cost	= 163,733	Value Per SqFt	35.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,493		
Lot Value			
Indicated Value	65,493	35.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	65,493	35.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER		0	1	2017	1	0.00	



# Rogers

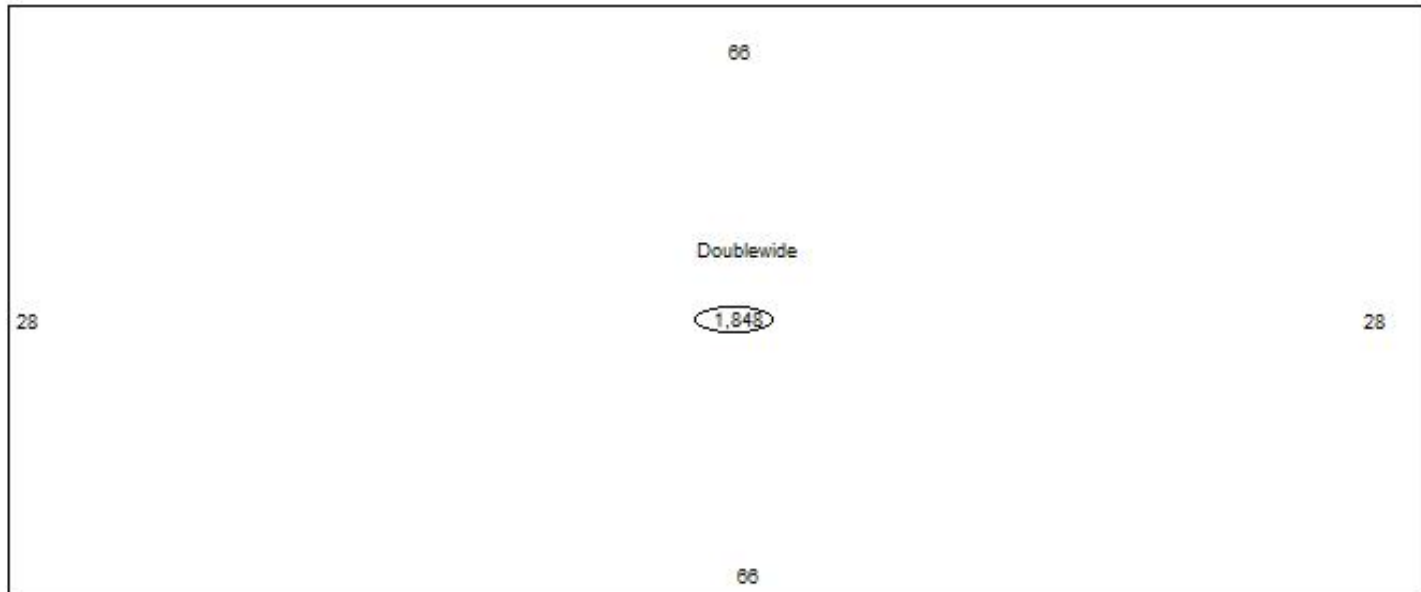
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,848	1.000	1,848
<b>Total Building Area</b>						1,848		1,848